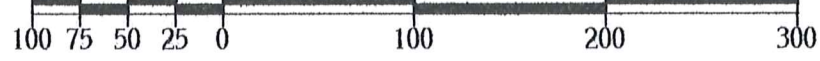


# PLAT OF SURVEY PREPARED FOR: GARY COX / M.S. FURDA AND C.I. COX

DEED OF RECORD: M.S. FURDA AND C.I. COX VOLUME 1471, PAGE 336

TOWNSHIP/CITY/VILLAGE:  TROY TOWNSHIP	MONTH: 12 October	PAGE: ONE OF ONE
YEAR: 2005		
SURVEY FOR: GARY COX / M.S. FURDA AND C.I. COX		



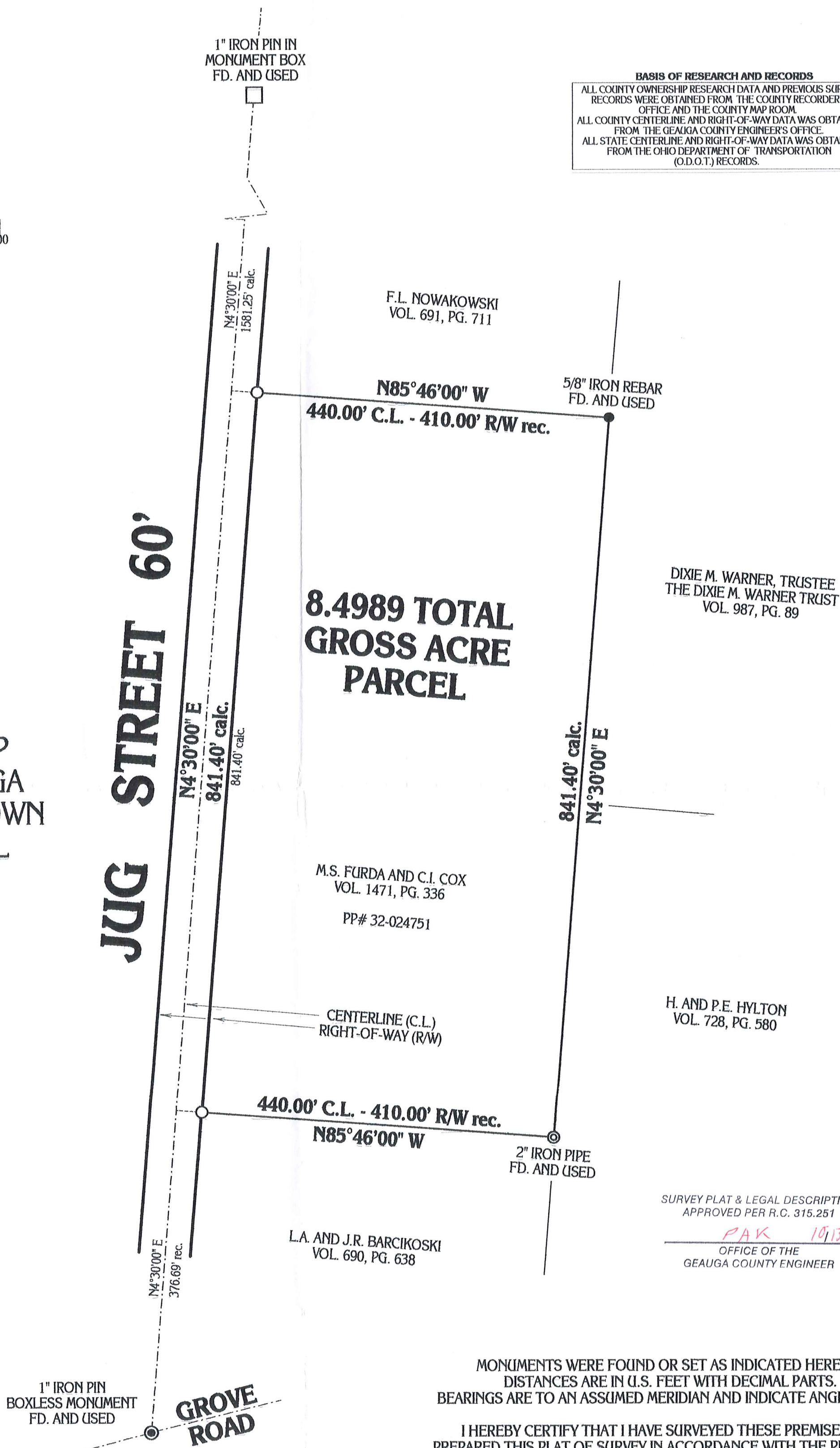
GRAPHIC SCALE: 1" = 100'

○ - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET  
--- DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

**BASIS OF RESEARCH AND RECORDS**  
ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM.  
ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE GEauga COUNTY ENGINEER'S OFFICE.  
ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SECTION NO. 6 WITHIN SAID TOWNSHIP.

**JUG STREET 60'**



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
*PAK 10/13/05*  
OFFICE OF THE GEauga COUNTY ENGINEER

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DISTANCES ARE IN U.S. FEET WITH DECIMAL PARTS. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.  
I HEREBY CERTIFY THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE.

PLAT OF SURVEY PREPARED BY:  
**Delmar B. Kosie & Associates**  
Registered Land Surveyors  
202 South Street  
Chardon, Ohio 44024-1321  
(440) 286-2131  
FAX: (440) 285-4579  
<http://home.alltel.net/dbkads/home.htm>



*Robert L. Kosie*  
ROBERT L. KOSIE, P.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 8167



**DBK PLAT NO. 591 - 05**

TRO-00161

TRO00161

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
PAK 10/12/05  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

# Delmar B. Kosie & Associates

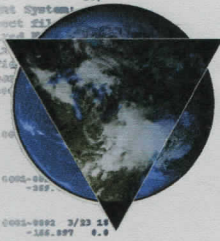
Registered Land Surveyors

202 South Street  
Chardon, Ohio 44024

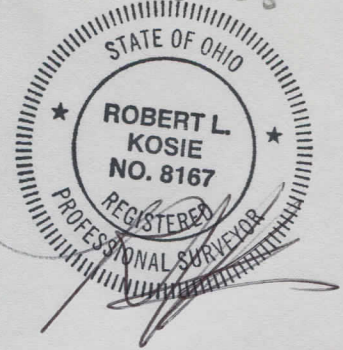
(440) 286-2131

Fax: (440) 285-4579

<http://www.dbksurveys.com>



COX-Furda  
pick up date  
10-13-05



## 8.4989 TOTAL GROSS ACRE PARCEL

DEED OF RECORD: M.S. FURDA AND C.I. COX  
VOLUME 1471, PAGE 336 PP# 32-024751

32-074335  
Vol 1785 PG 2672

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SECTION NO. 6 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIN BOXLESS MONUMENT FOUND AT THE CENTERLINE INTERSECTION OF GROVE ROAD AND JUG STREET (60 FEET WIDE).

THENCE N 4°30'00" E ALONG THE CENTERLINE OF SAID JUG STREET A DISTANCE OF 376.69 FEET TO A POINT. SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO L.A. AND J.R. BARCIKOSKI AS RECORDED IN VOL. 690, PG. 638 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE S 85°46'00" E ALONG A NORTHERLY LINE OF SAID BARCIKOSKI'S LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT 30.00' A TOTAL DISTANCE OF 440.00 FEET TO A 2" IRON PIPE FOUND ON A WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO H. AND P.E. HYLTON AS RECORDED IN VOL. 728, PG. 580 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT BEING A NORTHEASTERLY CORNER OF SAID BARCIKOSKI'S LAND. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 4°30'00" E ALONG THE WESTERLY LINE OF SAID HYLTON'S LAND AND ALSO ALONG A WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO D. M. WARNER, TRUSTEE (THE DIXIE M. WARNER TRUST) AS RECORDED IN VOL. 987, PG. 89 OF GEAUGA COUNTY RECORDS AND DEEDS A DISTANCE OF 841.40 FEET TO A 5/8" IRON REBAR FOUND AND USED. SAID POINT BEING A SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO F.L. NOWAKOWSKI AS RECORDED IN VOL. 691, PG. 711 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 85°46'00" W ALONG A SOUTHERLY LINE OF SAID NOWAKOWSKI'S LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT 410.00 FEET A TOTAL DISTANCE OF 440.00 TO A POINT ON THE CENTERLINE OF THE AFORESAID JUG STREET. SAID POINT BEING A SOUTHWESTERLY CORNER OF SAID NOWAKOWSKI'S LAND. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 4°30'00" W ALONG SAID CENTERLINE **A FRONTAGE DISTANCE OF 841.40 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.** AND CONTAINING 8.4989 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. DATE: 10/12/05 BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.